

PROJECT NUMBERS: (a) 04-0167
(b) 04-0202

PROSPECTUS FOR PROPOSED PUBLIC BUILDING CONSTRUCTION

- (a) COURTHOUSE, FEDERAL OFFICE
BUILDING AND PARKING FACILITY
(b) POST OFFICE FACILITY

SAN DIEGO, CALIFORNIA

1. DESCRIPTION OF PROPOSED PROJECTS:

The projects contemplate (a) the construction of two connecting buildings, with airconditioning, to provide space for the U.S. Courts and other Federal agencies and a parking structure on a site to be acquired and (b) the construction of a Post Office Facility and Vehicle Maintenance Facility, with airconditioning, to provide space for mail handling operations on a Government-owned site to be acquired by transfer.

Approximate Areas:

	Gross (Sq. Ft.)	Net (Sq. Ft.)
(a) Courthouse, Federal Office Building and Parking Facility	928,600	709,400
(b) Post Office Facility	403,850	332,500

2. ESTIMATED MAXIMUM COST OF PROJECTS:

(a) Courthouse, Federal Office Building and Parking Facility

1. Site, design, engineering, etc. \$ 4,152,000
2. Improvements. 26,315,000
Total estimated maximum cost. \$30,467,000

(b) Post Office Facility

1. Site, design, engineering, etc. \$ 1,408,000
2. Improvements. 9,838,000
Total estimated maximum cost. \$11,246,000

The cost of improvements presented herein for project (a) is estimated on the basis of a construction contract award by August 1970; project (b) is estimated on the basis of an award by December 1968.

3. JUSTIFICATION:

San Diego, county seat of San Diego County, a residential and industrial community of significant growth potential, is located approximately 120 miles south of Los Angeles, on an excellent deep water harbor. The city, its limits reaching to the Mexican border, is the third largest in the State of California and is the home of the Eleventh Naval District Headquarters and a major naval shipyard. In addition to naval activities, the local economy is based on diversified manufacturing, agriculture, fishing, and food processing industries. Federal civilian employment, which has doubled in the past twenty years, also makes a significant contribution to the economy. The dynamic growth of this Southern California metropolis is reflected by a 238% increase in population in 27 years, from about 203,000 in 1940 to over 687,000 at present.

On May 23, 1962, the Committee on Public Works of the Senate adopted a resolution, pursuant to Section 11(b) of the Public Buildings Act of 1959, authorizing and directing the Administrator of General Services to make a building project survey in San Diego. The Administrator's report to the Committee on September 10, 1962, indicated a requirement for a new Courthouse and Federal Office Building with a gross area of approximately 856,600 square feet, at an estimated cost of \$22,584,000. The Section 11(b) report was approved by the Committee on Public Works of the Senate on September 18, 1962. However, no further action has been taken on the report.

Government activities in San Diego occupy approximately 404,500 square feet of general-purpose Government-owned space and about 313,200 square feet of leased space at an annual cost of \$813,200. Of the total leased space, 144,000 square feet is of a general-purpose nature and costs \$546,500 annually, excluding space which is leased by the Post Office Department. This leased space is scattered in 18 locations, and its quality ranges from good to substandard. Government-owned buildings consist of the U.S. Post Office, the U.S. Courthouse, Air Force Building No. 4, the 11th Naval District Headquarters Building and the Naval Public Works Center. Numerous other outlying facilities of the Department of Defense are of a special purpose nature and, therefore, are not considered appropriate for consideration in this project.

Air Force Building 4, a temporary building, now houses four activities of the Department of Defense. Constructed during World War II for a defense contractor, it provides unsatisfactory office space. The activities in this building will be relocated to the proposed Courthouse, Federal Office Building project, and Building 4 will be diverted to other more appropriate use by the Department of Defense. Offices of the Commandant, 11th Naval District, and the Naval Facilities Command occupy

3. JUSTIFICATION: (Cont'd)

approximately 233,000 square feet in the Headquarters Building and the Naval Public Works Center, and no change in such occupancy is contemplated.

The U.S. Courthouse (formerly known as the Customhouse-Courthouse) which was constructed in 1913 and contains two substandard courtrooms, is completely inadequate for the expanding needs of the U.S. Courts. The Courts currently have a requirement for four courtrooms, with a future need for two additional courtrooms, which cannot be provided in the existing building. Because of its physical obsolescence and many other inadequacies, disposal of the Courthouse is contemplated upon completion of the proposed Courthouse, Federal Office Building.

The Post Office, built in 1938, is inadequate for long-range postal requirements, but will be required in part for a downtown carrier and finance station and will be retained. San Diego serves as a postal sectional center for 54 associate post offices, and is a postal foreign exchange office. The present San Diego delivery area covers about 205 square miles, and is expected to increase to 400 square miles within 10 years. Present mail handling facilities are inadequate for an efficient operation. Distribution is divided between the Post Office and a parcel post annex, with additional distribution being performed at many stationary naval units. A carrier annex is also required to house downtown delivery units. The volume of mail justifies modern mechanization, however, present facilities cannot properly accommodate the required equipment.

The alternatives for resolving the Federal space problems in San Diego have been fully explored. It has been determined that projects contemplating the construction of (a) a Courthouse, Federal Office Building and Parking Facility and (b) a Post Office would be the most economical and practical means of providing for current and foreseeable needs of the U.S. Courts, Post Office Department and other Federal agencies requiring general purpose space.

The Courthouse, Federal Office Building and Parking Facility will provide expanded facilities for U.S. Courts, and quarters for 14 other agencies, now occupying 113,700 square feet of leased space, and four Defense activities now housed in a substandard temporary building. The housing plan for this project contemplates approximately 15,000 square feet of space for the Federal Bureau of Investigation, including the provision of specialized building features required for the performance of its mission.

Accomplishment of these projects will consolidate all general purpose office space requirements, except those of agencies requiring special locations, in the proposed facilities and in the existing U.S. Post Office, and will result in an annual rental savings of \$546,500.

3. JUSTIFICATION: (Cont'd)

San Diego has a well developed "Centre City" plan which would locate governmental functions adjacent to the central business core. The consolidation of Federal agencies near the central business district and close to state and local governmental activities will provide increased efficiency, operating economies, and greater convenience to the public.

There are no local ordinances governing the provision of off-street parking in the downtown area of the city; however, parking is a serious problem in San Diego and the site to be acquired for the Courthouse, Federal Office Building and Parking Facility will provide parking within the structures or on the site for approximately 700 vehicles to meet official, visitor and employee needs. The project will require the acquisition of a site of approximately 180,000 square feet adjacent to the central business district. Before expending appropriated funds for the acquisition of a site, every effort will be made to acquire a suitable site, in whole or in part, by exchange for surplus Government-owned properties.

The Post Office project will provide space for a modern, mechanized mail handling operation and vehicle maintenance facility. It will house all postal operations except the carrier and finance station remaining in the existing Post Office and postal stations which will remain in areas they serve.

It is contemplated that the design and construction of the proposed project will be performed by the Post Office Department under authority delegated on December 1, 1966, to the Postmaster General by the Administrator of General Services pursuant to Sec. 15 of the Public Buildings Act of 1959, as amended (40 U.S.C. 614) and that the Department will request the appropriation of funds required for site acquisition, design, engineering, and construction. Any other funds obligated by the Department for site, design, and other costs incurred in the development of a similar project under its leasing authority, which this project will supersede, will be reimbursed to the Post Office Department Site Acquisition Revolving Account from any appropriation made available for the proposed project.

A Government-owned site of approximately 18.0 acres, located on Midway Drive off Barnett Avenue, has been reserved for this project. The site is adequate in size, well located for postal purposes, and will provide a postal maneuvering and parking area to accommodate about 620 vehicles.

Provision has been made in the estimated project costs for fallout protection in the buildings in accordance with Office of Civil Defense Technical Requirements for Fallout Shelters issued March 1965.

4. ANALYSIS OF PROVIDING SPACE BY NEW CONSTRUCTION COMPARED WITH LEASING:

An alternate method of providing suitable space in lieu of that proposed herein is by the leasing of privately owned space. The following is a comparison of the cost of the proposed construction with the cost of leasing

(a) COURTHOUSE, FEDERAL OFFICE BUILDING AND PARKING FACILITY

	<u>Proposed New Building</u>	<u>Comparable Leased Space</u>	<u>Savings Through New Construction</u>
(1) Estimated amount of rental - \$2,553,840: Invested in:			
a. Rental of leased space (Unserviced) for 50 years	-	\$127,692,000	-
b. Project cost (site, design and improvements)	\$30,467,000	-	-
c. Interest at $4\frac{1}{2}\%$ for period required to amortize Government project cost	<u>14,150,171</u>	<u>-</u>	<u>-</u>
(2) Total Investment	\$44,617,171	\$127,692,000	\$ 83,074,829
(3) Repair and upkeep for 50 years at \$.40 per sq. ft. (average)	<u>14,188,000</u>	<u>-</u>	<u>(-)14,188,000</u>
(4) Total 50-year cost	<u>\$58,805,171</u>	<u>\$127,692,000</u>	<u>\$ 68,886,829</u>
a. Annual Cost	\$ 1,176,103	\$ 2,553,840	\$ 1,377,737
b. Per sq. ft. (Average)	\$ 1.66	\$ 3.60	\$ 1.94

NOTES:

- A. Estimated useful life of new building - 50 years
- B. Amortization of the project cost of \$30,467,000 @ $4\frac{1}{2}\%$ interest will require 17.5 years of annual payments of \$2,553,840, the rental rate for comparable leased space.
- C. Square footage in building - 928,600 gross area; 709,400 net area.
- D. Normal operation and maintenance excluded since it would be the same in either situation.

4. ANALYSIS OF PROVIDING SPACE BY NEW CONSTRUCTION COMPARED WITH LEASING:
(CONT'D)

(b) POST OFFICE FACILITY

	<u>Proposed New Building</u>	<u>Comparable Leased Space</u>	<u>Savings Through New Construction</u>
(1) Estimated amount of annual rental - \$748,125: Invested in:			
a. Rental of leased space (Unserviced) for 40 years		- \$29,925,000	-
b. Project cost (site, design and improvements)	\$11,246,000	-	-
c. Interest at $4\frac{1}{2}\%$ for period required to amortize Government project cost	<u>7,915,893</u>	<u>-</u>	-
(2) Total Investment	\$19,161,893	\$29,925,000	\$ 10,763,107
(3) Repair and upkeep for 40 years at \$.40 per sq. ft.	<u>5,320,000</u>	<u>-</u>	<u>(-) 5,320,000</u>
(4) Total 40-year cost	<u>\$24,481,893</u>	<u>\$29,925,000</u>	<u>\$ 5,443,107</u>
a. Annual Cost	\$ 612,047	\$ 748,125	\$ 136,078
b. Per sq. ft.	\$ 1.84	\$ 2.25	\$ 0.41

NOTES:

- A. Estimated useful life of new building - 40 years.
- B. Amortization of the project cost of \$11,246,000 @ $4\frac{1}{2}\%$ interest will require 25.6 years of annual payments of \$748,125, the rental rate for comparable leased space.
- C. Square footage in building 403,900 gross; 332,500 net area.
- D. Normal operation and maintenance excluded since it would be the same in either situation.

PROJECT NUMBERS: (a) 04-0167
(b) 04-02025. CURRENT HOUSING COSTS: *

	<u>Courthouse and Federal Office Building</u>		<u>Post Office Facility</u>	
	<u>Area (Sq. Ft.)</u>	<u>Annual Cost</u>	<u>Area (Sq. Ft.)</u>	<u>Annual Cost</u>
a. Leased space				
Rent.....	113,692	\$426,091	75,220	\$ 188,019
b. Government-owned space				
Operation, maintenance, and upkeep costs.....	105,797	147,432 (Est.)	18,250	25,550
Total.....		\$573,523		\$ 213,569

* For agencies to be housed in the proposed projects.

6. PROPOSED SPACE PLAN FOR HOUSING FEDERAL AGENCIES:

A comprehensive plan for housing Federal agencies in the locality is attached (Exhibit A). Upon completion of construction, assignment and reassignment of space will be made in accordance with existing law.

7. STATEMENT OF NEED:

It has been determined that (1) the needs for space of the Federal Government in this area cannot be satisfied by utilization of existing suitable property now owned by the Government, and (2) suitable rental space is not available at a price commensurate with that to be afforded through the proposed action.

Submitted at Washington, D.C. on February 27, 1968.Recommended : William A. Achinstein
Commissioner, Public Buildings ServiceApproved : James B. Zfrank
Administrator of General Services

COMPREHENSIVE HOUSING PLAN

Dept. or Agency	Present Housing (Net Sq. Ft.)				Proposed Housing (Net Sq. Ft.)				Proposed Projects	
	Total	Person- nel	Govt. Owned	Leased	Total	Person- nel	*Retained G/O	**Retained Leased	CT FOB	PO
Post Office	136,470	1,132	61,250	75,220	355,215	1,396	43,000	-	-	312,215
U.S. Courts	21,551	56	21,551	-	54,000	60	-	-	54,000	-
U.S. Atty/Mar.	4,833	28	4,833	-	7,500	30	-	-	7,500	-
Agriculture	6,003	42	-	6,003	6,500	47	-	-	6,500	-
Civil Service	8,712	43	1,310	7,402	10,000	50	2,000	-	8,000	-
Congressional	1,585	5	1,585	-	1,400	5	1,400	-	-	-
Defense	324,272	1,904	306,134	18,138	380,048	2,264	240,548	-	139,500	-
Executive Office of the President	690	3	-	690	800	4	-	-	800	-
Fed. Communications Commission	1,267	2	-	1,267	1,000	4	1,000	-	-	-
Fed. Mediation and Conciliation	1,126	2	-	1,126	1,500	4	-	-	1,500	-
General Services Admin.	10,954	25	4,829	6,125	8,470	9	7,370	-	1,100	-
Health, Education and Welfare	18,459	114	373	18,086	22,775	140	775	-	22,000	-
Housing and Urban Development	8,592	65	-	8,592	10,000	75	-	-	10,000	-
Justice (Excl. U.S. Attorney/Marshal)	13,052	117	-	13,052	21,000	135	-	-	21,000	-
Labor	745	4	-	745	2,000	5	-	-	2,000	-
Selective Service	5,451	35	-	5,451	7,200	34	-	-	7,200	-
Small Business Admin.	3,346	18	-	3,346	6,600	30	-	-	6,600	-
State	2,018	7	2,018	-	2,000	7	-	-	2,000	-
Transportation	708	2	-	708	1,000	3	1,000	-	-	-
Treasury	28,845	169	652	28,193	40,300	253	-	-	40,300	-
Veterans	25,480	71	-	25,480	3,000	9	-	-	3,000	1/
Subtotal	624,159	3,844	404,535	219,624	942,308	4,564	297,093	-	333,000	312,215
Special Purpose and/or Location	100,769	901	7,200	93,569	172,769	901	79,200	93,569	-	-
Total Agency Space	724,928	4,745	411,735	313,193	1,115,077	5,465	376,293	93,569	333,000	312,215

ANALYSIS OF PROPOSED PROJECTS: (Net Sq. Ft.)

	Courthouse & Federal Office Building	Post Office Building
Agency Space:		
G/O Space to be Replaced	101,436	333,000
Leased Space to be Replaced	107,912	18,250
Agency Expansion	123,652	75,220
Reserve for Expansion		218,745
Garage and Parking Structure		- 2/
Vehicle Maintenance Facility		20,260
Service Areas:		- 2/
Communications	600	-
Conference	7,400	-
Canteen	14,000	-
Health Unit and Vending Stand	2,000	-
Supply Store	7,000	-
Common Services (Duplicating)	3,000	-
Custodial		11,000
Subtotal - Net Assignable		639,000
Aisles and Corridors		70,400
Subtotal - Net Space		709,400
Rounded		709,400
Subgrade tunnel for postal equipment		N/A
Total		709,400

- 1/ Contact Office - Clinic will move to VA Hospital.
2/ Included above in agency space.
3/ Reverts to special purpose use.

*Retained G/O Building	
Identity	
General Purpose	
U.S. Post Office	64,145
Agency Space	56,775
Reserve	7,370
Public Works Center	69,936
Headquarters 11th Naval District	163,012
Subtotal	297,093
Special Purpose	
Fleet Post Office 2/	7,200
Air Force Building No. 4	72,000
Total Retained	376,293
**Retained Leased	
Special Purpose and/or Location	
Post Office Postal Stations	79,946
Commerce - Weather Bureau	1,912
Defense - Recruiting	1,854
Transportation - FAA Airport Activities	5,845
Transportation - Coast Guard	1,936
Interior - Bureau Commercial Fisheries	1,500
Treasury - Customs (Waterfront)	576
Total Retained	93,569

G/O Buildings to be Disposed of	
U.S. Courthouse	35,442